

**COLDWELL  
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Beautiful lake home just 30 minutes south of the Twin Cities! 2 BR, 2 BA, 2 decks, and 200 feet of lakeshore just outside your door—swim, fish, boat, relax...get away from it all for an excellent price. Only \$189,500.



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**Townhome Time!**

**New Listing**

**Open Sunday noon-2**



**3622 Foxtail Trail, Prior Lake**

3bdrm on 1 level, 4bath, 2,425 sqft, walkout, LL Entertain area \$229,000

**Jim Slater**

612-590-1802

**PROUD SPONSOR OF DAN PATCH DAYS**



**WOODHILL**

Impressive Woodhill 2-Story! Elaborate woodwork, coffered ceilings, built-ins galore. Granite/SS KIT w/pantry, Sunroom, Mud Rm w/Lockers. Fin LL w/Fplc, Wet Bar, Workshop. Vaulted screen porch & 2 Decks! Almost 1/2 Acre lot on pond w/shed. 24 Hour Recorded Message 1-800-605-6994 ext 225



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TOTAL REMODEL!!! New kitchen w/SS Appl. New BSMT finish. New 3-tiered deck. All baths remodeled w/tile & new vanities. Fresh paint. New roof. New privacy fencing. Quiet street-no houses behind. Tasteful décor & move-in ready! 24 Hour Recorded Message 1-800-605-6994 ext 236



**SHAKOPEE**

Fantastic 4BR + LOFT 2-story w/ soaring ceilings & open floor plan on quiet, cul-de-sac lot. Main flr bedroom/den option. 42" cabinets, Hdwd Flrs, vaulted ceilings, fresh paint. Formal spaces. Enormous 2-tiered deck, in-ground sprinkler system. 24 Hour Recorded Message 1-800-605-6994 Ext. 296



**Chad & Sara Huebener**

952-212-3597

[www.ChadandSara.com](http://www.ChadandSara.com)

[www.LivingInSavage.com](http://www.LivingInSavage.com)

[www.WestSavageBlog.com](http://www.WestSavageBlog.com)

**Common Mistakes**

**6**

**Made By Lakeshore Buyers**

1) Searching for your lake home without first obtaining financing.

**You become a much stronger buyer if your financial approval has already been obtained.**

2) Prioritizing the home more than the lakeshore.

**You can always build or remodel but you can't change Mother Nature's shoreline.**

3) Thinking any Realtor<sup>®</sup> can represent you.

**Statistics prove that most buyers using a non-lakeshore expert, pay too much for their purchase.**

4) Waiting for prices to drop before writing an offer.

**Most of the current lakeshore inventory will still be on the market in the Fall. Buy today at Fall pricing. Jim Slater guarantees the lowest price possible!**

5) Not knowing your Riparian Rights.

**An important law most buyers never even consider!**

6) Thinking their current home will sell for less than valued or will never sell.

**Jim Slater creates a marketing package that gets you the highest price possible when you sell and the lowest possible price when you buy - guaranteed.**

**To avoid costly mistakes when buying lakeshore, call Jim Slater "The Lakeshore Guy" today!**

**Sooner or later you'll call Jim Slater.**

**612-590-1802**

**"The Lakeshore Guy"**

**[lakeshoreplus.com](http://lakeshoreplus.com)**

